

Town of Chatham
Meeting Minutes June 12, 2018

Planning Board
Final Copy

Members Present:

Public Present:

Gabriella Sperry, Chairperson
Robert Walker
Angus Eaton
John Catlett
Frank Haimbach
Cindy Meyers
Sue Tanner

Cindy Elliott, Robert Lick
Steve McCarthy, Jeff Lick

The June 12, 2018 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry and the Pledge of Allegiance was recited. Chairperson Sperry began with the Approval of the minutes of the May 8, 2018 meeting motion to approve the minutes as written was made by Ms. Meyers, seconded by Ms. Tanner, all in favor, motion carried.

OCSF, LLC
Minor Subdivision
County Route 13
Public Hearing

Cindy Elliott, the Land Surveyor representing the property owner presents the Board with the new maps with the changes requested. Ms. Elliott introduces herself the Public and explains the owner and what is happening with the subdivision, then presents the Board with the mail receipts, letter to represent, perk test and the driveway permit from the County. Mr. Eaton asks what the OCSF, LLC is, Ms. Elliott explains it is Halley Zissmer and it was just to keep her bills separate from other properties she owns. Ms. Tanner asks why both parcels don't have a building envelope indicated, Ms. Elliott states there is only one house planned at this time. Chairperson Sperry asks about the driveway indicated on the parcel without the building envelope, Ms. Elliott states the driveway exists. Mr. Walker reads aloud the notes taken from the site visit by the Board and Ms. Elliott. Mr. Eaton states his recommendation is for a negative declaration for SEQRA.

Motion to deem the Application complete made by Mr. Walker, seconded by Mr. Haimback, all in favor, motion carried.

Chairperson Sperry opens the Public Hearing at 7:19PM

Public Member, Jeffrey Lick states he owns half of the property located across the street and that the Rosenburg's who own the other half did not get a notification. Ms. Elliott states she did not have them listed on her maps for some reason. Mr. Walker states they need to be notified before the Public Hearing can be closed. Mr. Lick asks if they have an idea of where the second home would be located, Ms. Elliott indicates a location on the maps, and Mr. Lick states that was what

he was hoping the location would be. Ms. Elliott adds that if the property was subdivided again it would have to be classified as a major subdivision and would need a variance as well, Mr. Catlett asks if that can be indicated on the maps as well.

Chairperson Sperry states the Public Hearing will continue till July so the other abutter can be notified.

Joan Gold
Minor Subdivision
Thomas Rd.
Public Hearing

Cindy Elliott, the Land Surveyor representing the property owner presents the Board with the maps, the receipts for the abutter notifications. Ms. Elliott states the contours have been added to the maps and the purpose for the subdivision is for estate planning and sale of the property. Mr. Eaton states his recommendation is for a negative declaration for SEQRA.

Motion to deem the Application complete made by Ms. Meyers, seconded by Mr. Walker, all in favor, motion carried.

Chairperson Sperry opens the Public Hearing at 7:19PM

No Comments from the Public.

Chairperson Sperry opens the closes Hearing at 7:19PM

Motion to approve the Application is made by Mr. Walker, seconded by Ms. Tanner, all in favor, motion carried.

Cabot
Lot Line Adjustment
248 New Concord Rd.

Motion to approve the new maps with the driveway conditions is made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

ZBA Applications

Tomczyk/ Ah-Chuen
Area Variance
Cotter Rd.

Chairperson Sperry states the Variance should not be granted and Mr. Eaton adds there is a lot to meet the criteria for the variance and the driveway has numerous issues.

**Domkoski
Area Variance
170 Percy Hill Rd.**

Mr. Walker presents the Board with a written response for these type of Applications stating the Board is unable to make an opinion due to the lack of knowledge of the parcel. The Board agrees.

**Eaton Corners
Special Use Permit
605 State Route 295**

Mr. Eaton states the Board has no opinion on this Application due to lack of information.

**Zdeb
Area Variance
119 White Mills Rd.**

Mr. Eaton states the Board has no opinion on this Application due to lack of information.

Meeting Adjourned at 8:12PM

Respectfully submitted,

Erin Costa, clerk

Gabriella Sperry, Chairperson